



## TOWN OF FRAMINGHAM

### BOARD OF ASSESSORS

Memorial Building • Room 101

150 Concord Street

Framingham MA 01702

508.532.5415

Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

*Handwritten signatures: AMP and KAP*

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### Meeting March 19, 2015 – 5:15 p.m.

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The meeting was called to order at 5:24.

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1. Board members reviewed the following in regular meeting session:

a) Reviewed & signed previous meeting minutes.

March 5<sup>th</sup> was accepted Kathryn abstained.

The board meet with Peter Barbieri and Karen Eckland at 5:30 representing JCE Framingham LT Partnership for the property at 49 Edmands. Kathryn Peirce recused herself from participating in the applicants discussion as a result of her affiliation with Peter Barbieri.

A motion was made to go into executive session to discuss the following:

**Item -1- real estate applications for the board's review.**

The board did the following: granted 6, denied 40 and no decision on 2.

Vote was unanimous.

- 91
- 221
- 82
- 68
- 106
- 99
- 174
- 89
- 59
- 73
- P011
- 104
- P010
- P013
- P012
- 182
- 131

2015 NOV -5 A 10:41  
TOWN OF FRAMINGHAM  
KATHRYN PEIRCE

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†Per MGL Ch 59 s.60; Applications for abatement or exemption under this chapter shall be open only to the inspection of the assessors, other officials, or designated auditors.

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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- 101

**Item -2- 17 clause exemptions for the boards review.**

2 denied 15 granted.

Vote was unanimous.

**Item -3- excise exemption for the boards review.**

Granted.

Vote was unanimous.

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**Item -4- state tax form 59B for the boards review.**

The water payment settlement was signed.

**Item -5- supplemental billing warrant for the board.**

The warrant was committed.

A motion was made to move back to regular session.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 8:38 p.m.

Respectfully Submitted,  
Kathryn Peirce

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508.532.5415

TOWN CLERK  
FRAMINGHAM

Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

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## Meeting June 18, 2015 – 5:15 p.m.

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The meeting was called to order at 5:30 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1.Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes for June 4th.

A motion was made to go into executive session to discuss the following:

**Item -1- real estate information for the boards review.**

46 Irving St.

The board made recommendations to Mr. Naser to negotiate.

**Item -2- real estate and personal property warrants for the board.**

The board signed the warrants.

- RE \$86,706,242.00
- PP \$5,419,327.36

**Item -3- abatements for the boards review.**

The board approved the abatements.

Vote was unanimous.

- FY13 \$4961.51
- Fy12 \$4790.50

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motion was made to move back to regular session at 6:02.

The board discussed the status of the office – bills out, conversion done, Mayflower doing recalibration.

Mr. Naser to meet with Mary Ellen Kelley and Jen Pratt on new position.

New maps are done they will be sheet, block, lot extension there 151 sheets and will be on the website next week.

Next meeting July 9<sup>th</sup> and 30<sup>th</sup>.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:20 p.m.

Respectfully Submitted,  
Kathryn Peirce

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The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

---

### Meeting July 9, 2015 – 5:15 p.m.

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The meeting was called to order at 5:15 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1.Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes.

A motion was made to go into executive session to discuss the following:

**Item -1- real estate abatements for the month of June.**

Real estate abatements for June were approved.

Vote was unanimous.

- FY09 \$42,313.34
- FY10 \$11,517.26
- FY11 \$15,077.82
- FY14 \$133.52
- FY15 \$4,935.78

**Item -2- excise abatements for the month of June.**

Excise abatements for June were approved.

Vote was unanimous.

- 2013 \$1,606.88
- 2014 \$1,017.71
- 2015 \$24,233.33

**Item -3- level 3 communications for the boards discussion.**

A motion was made to have Jim Sullivan withdraw our Level 3 Communication cases for the following years.

Vote was unanimous.

Fy04,05,06,07,08,09 & 10.

---

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2015 AUG 20 A 8:37  
TOWN CLERK  
FRAMINGHAM

**Item -4- discussion on preliminary real estate and personal property bills.**

Will presented preli bills on personal property and real estate to abate. There were a few issues with the cross over with some influences not crossing to assesspro. Personality (characteristics) had undepreciated values. Preliminary abatements will be done on 1<sup>st</sup> quarter bills.

See attached list.

**Item -5- proposed board meeting schedule.**

Next meeting 7/23.

Maps are in.

Counter running assesspro.

Recalibration of system and contract with Mayflower for interim.

Position for assistant is advertised and on the website.

motion was made to move back to regular session 6:00.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:00 p.m.

Respectfully Submitted,  
Kathryn Peirce

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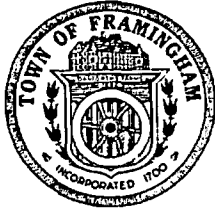
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**PRELIMINARY RE PP  
TAX ABATEMENTS**

TYPE	FY2016 - Q1 BILL NUMBER	PARCEL/ACCOUNT	OWNER	FY2016 PRELIM TOTAL TAX	FY2015 TOTAL TAX	FY2015 VALUE
PP	227	745	COSTAL ADMIN	\$ 5,851.71	\$ 3,291.69	84,424
PP	260	1809	DENTUSA	\$ 1,066.25	\$ 952.21	24,422
PP	268	1900	DIAMOND SR	\$ 10,678.13	\$ 4,106.93	105,333
PP	275	259	DOWNTOWN CH.	\$ 135.84	\$ 66.67	1,710
PP	311	589	FEITLER/CORP GROWTH	\$ 291.35	\$ 101.49	2,603
PP	313	644	FEUERMAN/PERIODONATAL	\$ 1,615.90	\$ 954.48	24,480
PP	353	107	FUN & GAMES	\$ 691.17	\$ 3,401.29	87,235
PP	418	32	JKB INC/AUTO BRIGHT	\$ 1,520.61	\$ 292.43	7,500
PP	422	935	JACOB F.	\$ 153.07	\$ 39.96	1,025
PP	454	1260	KIGNER	\$ 416.44	\$ 121.41	3,114
PP	589	1864	NSTAR COMM	\$ 14,067.47	\$ 16,231.61	416,302
PP	601	317	OPHTHALMIC	\$ 6,135.36	\$ 2,761.27	70,820
PP	708	904	SCOTT COHEN	\$ 87.39	\$ 47.88	1,228
PP	754	1116	STASSA/DAVIDEO	\$ 554.31	\$ 299.56	7,683
PP	789	307	TJX CO.	\$ 364.95	\$ 210.55	5,400
PP	807	827	TSA STORES	\$ 498.96	\$ 727.63	18,662
PP	832	1671	WALMART	\$ 11,313.95	\$ 11,141.47	285,752
RE	437	078-16-6183-000	AKHTAR	\$ 1,712.43	\$ 6,586.27	369,600
RE	3008	137-44-8365-000	CECCARINI, G	\$ 858.99	\$ 409.86	23,000
RE	11760	037-45-0402-000	MARY ANN MORSE	\$ 70,498.77	\$ 74,566.01	4,184,100
RE	19871	067-09-6970-000	WHITAKER	\$ 233.51	\$ 62.37	3,500





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Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

*Handwritten signatures and initials:*  
KAP  
CME

## Meeting July 9, 2015 – 5:15 p.m.

The meeting was called to order at 5:15 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1. Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes.

A motion was made to go into executive session to discuss the following:

**Item -1- real estate abatements for the month of June.**

Real estate abatements for June were approved.

Vote was unanimous.

- FY09 \$42,313.34
- FY10 \$11,517.26
- FY11 \$15,077.82
- FY14 \$133.52
- FY15 \$4,935.78

**Item -2- excise abatements for the month of June.**

Excise abatements for June were approved.

Vote was unanimous.

- 2013 \$1,606.88
- 2014 \$1,017.71
- 2015 \$24,233.33

**Item -3- level 3 communications for the boards discussion.**

A motion was made to have Jim Sullivan withdraw our Level 3 Communication cases for the following years.

Vote was unanimous.

Fy04,05,06,07,08,09 & 10.

2015 NOV -6 A 10:44  
TOWN CLERK

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**Item -4- discussion on preliminary real estate and personal property bills.**

Will presented preli bills on personal property and real estate to abate. There were a few issues with the cross over with some influences not crossing to assesspro. Personality (characteristics) had undepreciated values. Preliminary abatements will be done on 1<sup>st</sup> quarter bills.

See attached list.

**Item -5- proposed board meeting schedule.**

Next meeting 7/23.

Maps are in.

Counter running assesspro.

Recalibration of system and contract with Mayflower for interim.

Position for assistant is advertised and on the website.

motion was made to move back to regular session 6:00.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:00 p.m.

Respectfully Submitted,

Kathryn Peirce

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Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

### Meeting July 23, 2015 – 5:15 p.m.

The meeting was called to order at 5:20 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1.Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes. Approved unanimously by vote.

A motion was made to go into executive session to discuss the following:

**Item -1- state tax form 59b for the boards signatures.**

51 Carter Dr.

Paid in 2007 never released water betterment.

**Item -2- real estate warrant for the board for FY16.**

\$23,473.64.

Warrant was signed.

**Item -3- discussion on 11 Edmands St.**

Proposed 35% expense rate consistent with other like properties \$17,939,400.

**Item -4- preliminary real estate and personal property bills.**

13 accounts.

Abated with the understanding that revised bills will be committed.

Vote was unanimous.

**Item -5- 31 Hiram Rd filing for exemption for the boards review.**

Exemption was approved by the board.

motion was made to move back to regular session.

A motion was made to adjourn the meeting; the motion was seconded.

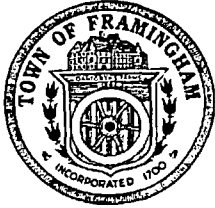
Meeting was adjourned at 6:30 p.m.

Respectfully Submitted,  
Kathryn Peirce

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2015 AUG 20 A 8: 35  
TOWN CLERK  
FRAMINGHAM



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508.532.5415

2015 SEP 15 P 12: 03

TOWN CLERK  
FRAMINGHAM

Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

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### Meeting August 13, 2015 – 5:15 p.m.

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The meeting was called to order at 5:15 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1.Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes. Approved unanimously by vote.

A motion was made to go into executive session to discuss the following:

**Item -1- boat excise for the boards review.**

Boat excise was discussed.

**Item -2- excise warrants for the board.**

Excise warrants were signed by the board.

- Fy16 \$72.19 for 2013
- Fy16 \$409,168.12 for 2015
- Fy15 \$42.29 for 2014
- Fy15 \$915,395.34 for 2015
- Fy15 \$463,110.60 for 2015
- Fy15 \$14,537.50 for 2015

**Item -3- excise abatements for the month of July.**

The board signed the July excise abatements.

- 2015 \$13,153.69
- 2014 \$1,612.22
- 2013 \$150.00

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**Item -4- real estate and personal property abatements for July.**

Real estate and personal property abatements were signed.

- 2016 RE           \$130,658.11
- 2016 PP           \$2,049,133.62
- 2013 RE           \$4,961.51
- 2012 RE           \$4,790.50

**Item -5- preliminary FY16 abatements for RE and PP.**

The board reviewed and signed the abatements.

Vote was unanimous.

- PP               \$1,561.57
- RE               \$117,697.25

ATB consideration for 11 Edmands, 17,939,400 our offer 17,000,000. Counter with 17,500,000 for both years.

United Salvage Solar FY15 \$1.4 PP no action.

motion was made to move back to regular session.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:30 p.m.

Respectfully Submitted,  
Kathryn Peirce

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Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

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### Meeting September 10, 2015 – 5:15 p.m.

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The meeting was called to order at 5:25 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser. Elizabeth arrived at 5:35.

1. Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes. Approved unanimously by vote.

A motion was made to go into executive session to discuss the following:

**Agenda item -1- August abatements for excise for the board.**

The excise abatements were approved.

Vote was unanimous.

• 2012	1 abatement	\$36.46
• 2013	4 abatements	\$82.04
• 2014	10 abatements	\$1,511.00
• 2015	135 abatements	\$12,747.72

**Agenda item -2- real estate and personal property abatements for August.**

The real estate and personal property were approved.

Vote was unanimous.

• Fy16 PP	1 abatement	\$3,123.13
• Fy16 RE	2 abatements	\$117,697.24

**Agenda item -3- chapter land CL2 form for the board.**

0 Leland St, 93 Leland St off and 131 Kendall Ave RR.

Chapter 61a applications were approved.

Vote was unanimous.

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2015 OCT -5 A 11:11  
TOWN CLERK  
FRAMINGHAM

motion was made to move back to regular session 5:55.

The employee hire process continues.

Interim values are going up by 4.65% on residential, still a strong market. Growth looks good.

On going review of PP.

Selectman presentation 9-16-15.

Preliminary review of FY16 numbers.

Stabilize tax bill for single family.

ABC'

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:50 p.m.

Respectfully Submitted,  
Kathryn Peirce

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Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

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### Meeting October 8, 2015 – 5:15 p.m.

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The meeting was called to order at 5:20 .

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1. Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes. Approved unanimously by vote.

A motion was made to go into executive session to discuss the following:

**Agenda item -1- FY15 excise warrant for the board.**

\$133,554.42.

The warrant was signed.

Vote was unanimous.

**Agenda item -2- real estate and personal property abatements for September.**

September abatements were signed.

Vote was unanimous.

Fy15 RE	1 abatement	\$93,068.46
Fy15 PP	1 abatement	\$194.95

**Agenda item -3- chapter land CL2 form for the board.**

The following chapter land applications were signed.

Vote was unanimous.

32 Nixon Rd, 842 Edmands Rd, 0 Edmands Rd off, 0 Grove St, 175 Millwood St, 62 Nixon Rd, 64 Nixon Rd, 152 Grove St, 0 Pleasant St, 351 Belknap Rd, 80 Nixon Rd, 0 Parker Rd, 60 Parker Rd, 16 Gates Rd, 0 Parker Rd, 110 Mill St, 1037 Edmands Rd, 250 Grove St, 1062 Edmands Rd, 1084 Edmands Rd.

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2015 NOV -3 A 8:50  
TOWN CLERK  
FRAMINGHAM

Agenda -4- end of month for excise for February.

February excise abatements were signed.

Vote was unanimous.

2015	13 abatements	\$1,324.89
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Agenda -5- end of month for excise for September.

September excise abatements were signed.

Vote was unanimous.

2014	13 abatements	\$831.98
2015	128 abatements	\$10,922.99

Motion was made to move back to regular session 5:50. Vote was unanimous.

Reviewed recent submission to DLS.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:15 p.m.

Respectfully Submitted,  
Kathryn Peirce

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Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

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### Meeting November 12, 2015 – 5:15 p.m.

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The meeting was called to order at 5:15.

PRESENT: Arthur Holmes, Elizabeth Fekete, Kathryn Peirce, Will Naser.

1. Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes.

A motion was made to go into executive session to discuss the following:

**Agenda item -1- real estate and clause exemptions for October.**

The following was signed by the board.

Vote was unanimous.

Fy13 RE	1 abatement	\$42,962.51
Fy14 RE	1 abatement	\$43,972.63
Fy15 RE	4 abatements	\$44,854.10
Fy16 Clauses	137 exemptions	\$68,625.00

**Agenda item -2- excise abatements for October.**

The following was signed by the board.

Vote was unanimous.

2014	7 abatements	\$591.04
2015	129 abatements	\$12,058.31

2015 DEC -7 A 10:13  
TOWN CLERK  
FRAMINGHAM

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\*Per MGL Ch 59 s.60; Applications for abatement or exemption under this chapter shall be open only to the inspection of the assessors, other officials, or designated auditors.

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**Agenda item -3- abatements for the board.**

The RE and PP were returned to Mr Naser for DOR review and will advise at the next board meeting. The FY16 clauses were approved.

Vote was unanimous.

Fy15 RE Meadow St, Meadow St NS, Elm St off, Meadow St NS & Elm St off.

Fy15 PP Gary Sloane

Fy14 PP Gary Sloane

Fy16 clauses

17D	4	\$700.00
22	34	\$13,600.00
22E	8	\$8,000.00
37A	12	\$6,000.00
41C	7	\$3,500.00

motion was made to move back to regular session 5:30.

Members discussed abatements and pending litigation.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 6:40 p.m.

Respectfully Submitted,  
Kathryn Peirce

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## TOWN OF FRAMINGHAM

### BOARD OF ASSESSORS

Memorial Building • Room 101  
150 Concord Street  
Framingham MA 01702  
508.532.5415

Arthur Holmes, Chair  
Kathryn Peirce, Clerk  
Elizabeth Fekete, Member

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### Meeting December 3, 2015 – 5:15 p.m.

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The meeting was called to order at 5:15.

PRESENT: Arthur Holmes, Elizabeth Fekete, Will Naser, Mike Correia.

1. Board members reviewed the following in regular meeting session:

- a) Reviewed & signed previous meeting minutes.

A motion was made to go into executive session to discuss the following:

**Agenda item -1- clause exemptions for November.**

November clauses were approved.

Vote was unanimous.

Fy16 Clauses	65 exemptions	\$31,800.00
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**Agenda item -2- excise abatements for November.**

November excise were approved.

Vote was unanimous.

2013	2 abatements	\$188.13
2014	3 abatements	\$187.50
2015	81 abatements	\$7,176.29

**Agenda item -3- clause exemptions for the board.**

The FY16 clauses were approved.

Vote was unanimous.

**Fy16 clauses**

17D	1	\$175.00
22	13	\$5,200.00
22E	3	\$3,000.00
37A	6	\$3,000.00
41C	5	\$2,500.00

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2016 JAN 19 P 2:31  
TOWN CLERK  
FRAMINGHAM

**Agenda item -4- uncollectable personal property abatements for the board.**

For years 2000, 2001, 2002, 2003, 2004 & 2010.

The uncollectables were approved.

Vote was unanimous.

**Agenda item -5- state form CL-2 for chapter land for the board.**

The board approved the CL-2.

736 Edmands Rd          61A

**Agenda item -6- release of lien for tax deferral property.**

1081 Old Conn Path

Release of lien was signed.

**Agenda item -7- excise warrant.**

Excise warrant was signed.

2015

\$156,286.60

**Agenda item -8- ATB case for the board to review proposal.**

46 Irving St.

The board agreed to allow Will to abate FY15 value. Application will be submitted at next meeting.

A motion was made to move back to regular session 5:50.

Members discussed abatements and pending litigation.

A motion was made to adjourn the meeting; the motion was seconded.

Meeting was adjourned at 5:55 p.m.

Respectfully Submitted,  
William Nasser

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